

Perez-Sanchez House
101 Charlotte Street
St. Augustine
St. Johns County
Florida

HABS No. FLA-128
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55- SAUG
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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia, Pennsylvania

PEREZ-SANCHEZ HOUSE

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Address: 101 Charlotte Street, St. Augustine, St. Johns
County, Florida.

Present Owner: Exchange Bank of St. Augustine, Florida.

Present Occupant: Real Estate Agent.

Present Use: Office.

Statement of
Significance: Although the correlation of the existing plan with
the sketch plan on the Mariano de la Rocque Map
of 1788 (see "Location Plan," Sheet #1, HABS
measured drawings and historical note below) is
not exact, it is sufficiently close to warrant the
assumption that the basic fabric is the same. That
there was a house on the lot at the time of the
Spanish evacuation in 1763 is reasonably certain,
although nothing is known of its plan. The owner
(1961) states that in the course of excavation for a
well, several tabby floors were encountered in the
vicinity of the present structure.

PART I. HISTORICAL INFORMATION

A. Physical History

The building appears on the Juan Elixio de la Puente Map of
1764 (the time of the first Spanish evacuation) as number
205 and is described as "a house of stone" belonging to
Dn. Juan de Mata Perez. The plan is shown as L-shaped and
of some size but this is inconclusive due to the generally
inaccurate delineation of the De la Puente map.

On the Mariano de la Rocque Map of 1788 the building is
shown as U-shaped with a loggia on the rear and while the
correlation is not exact it is sufficiently so to warrant
the conclusion that the present structure represents a part
of this building. This is listed as the property of Juan
Joseph del Toro.

In the property appraisals c. 1803 the building is given as
belonging to Dona Josefa Espinosa and on the Clements' Survey
of 1834 as the property of Jesse Fish and the heirs of
Joseph Sanchez.

The present owner's abstract has been traced back to Jesse
Fish.

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1. Original and subsequent owners:

- 1764 Dn. Juan de Mata Perez
(Juan Elixio de la Puente Map, 1764; photostat
copy in St. Augustine Historical Society Library)
- 1788 Juan Josepí del Toro
(Mariano de la Rocque Map, 1785; photostat in
St. Augustine Historical Society Library)
- 1800 Dona Josefa Espinosa (property appraisals,
c. 1803; copy St. Augustine Historical Society
Library)
- 1834 Jesse Fish, heirs of Joseph Sanchez
(Map of St. Augustine, Interior Land
Office. Benj. Clements and S. B. Clements,
1834; copy in St. Augustine Historical
Society Library)

Mrs. Snow's Abstract gives a list of various
owners after 1834 in which it is difficult to
separate the lot on which this building stands
from the rest of the Snow half block.

- 1905 Mrs. Eliza B. Joseph acquires all of the property.
(Snow Abstract)
- 1921 Mrs. Elbridge G. Snow.

2. Date of erection: Unknown; built in part probably in
the mid-eighteenth century.
3. Architect and builder: Unknown.
4. Original plans: None known, unlikely of recovery.
5. Notes on alterations and additions: Original walls still
stand in part and arches at rear are of the 1790's. Many
alterations during years, openings changed and relocated,
part of building demolished, wooden second story added
and then removed, plan altered, etc.

Restored and partially rebuilt 1963-64.

6. Important old views: Photo (n.d.) showing wooden second
floor with balcony (St. Augustine Historical Society).

Photograph of Charlotte Street (prior to 1892; St. Augustine
Historical Society).

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7. Sources of information:

Juan Elixio de la Puente Map, 1764 (photostat in library of St. Augustine Historical Society)

Mariano de la Rocque Map, 1788 (photostat in library of St. Augustine Historical Society)

Clements Survey, 1834 (St. Augustine Historical Society)

Property appraisals, c. 1803 (St. Augustine Historical Society)

Mr. Arthur Marsh, son of Mrs. Elbridge G. Snow,
69 Valencia Street, St. Augustine, Florida.

Prepared by Henry C. Edwards
Architect
National Park Service
August 1961

Edited and updated by John C. Poppeliers
Architectural Historian
National Park Service
March 1965

B. Supplemental Material: The following report was compiled from research undertaken for the St. Augustine Historical Restoration and Preservation Commission:

1. 1764 Puente map shows:

#205: House of stone of Dn. Juan de Mata Pérez....20x29

2. 1765 Moncrief map shows: Mr. Fish.

3. Mr. Fish account book says: "No entries," but we can read on Reel 5, Testamentary Proceedings: "Florida, N. 14 Year 1808:" Florida, N. 14 Year 1808--"Incidents to the proceedings of the meeting of creditors caused by the death of Jesse Fish: soliciting Don Bernardino Sánchez in the name and as one of the heirs of Doña Josefa de Torres, his grandmother, that Fish must satisfied to him the products resulted of the two houses of the property of the aforementioned at the time that Fish had rented them."

Note: So you can see that although Mr. Fish didn't sell the houses, he rented them.

4. 1788 Rocque map shows:

#127--House of masonry and flat roof, in fair condition, rented by D. Bernardino Sánchez to Juan Joseph del Toro, with its lot.

5. 1790 Quesada's List.

#27--Rubble-work masonry house of Josefa Espinosa with deed.

6. 1802 Incidents to the proceedings of meeting of creditors caused by the death of D. José Fish: D. José Sánchez claiming as testamentary executor and one of the heirs of Doña Josefa Espinosa, already dead, the amount of four hundred and forty seven pesos five and one fourth reales.

Testament of Doña Josefa de Espinosa.

a. Place and date:

St. Augustine, Oct. 6, 1797.

b. Clauses:

1st. I declare have been married and having had the veiling ceremony according with the orders of our Holy Mother the Church with D. Juan de Mata Pérez, who died about twenty-two years ago, having been married to him about thirty, without any heirs.

4th. I declare that and possess as my properties one fourth of a house located in this City on the Calle Real (King Street) which was inherited from my dead parents, but from the whole of it must be reduced the arches and columns which are new and were made as supplements [sic] by Dn. José Sánchez my nephew, this is what I manifest in order to recorded.

c. Different Notes:

Don Juan de Mata Pérez had been a pilot; he had given nothing into his marriage, and he had recorded his will in Havana leaving his profits to his wife as his heir.

Source: Testamentary Proceedings, Microfilm Reel 5, St. Augustine Historical Society Library.

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PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural interest and merit: Despite alterations through the years, this building is probably the best existing example of a St. Augustine house of the First Spanish Period. The detail on the arches in the rear is unique in St. Augustine.
2. Condition of fabric: Generally maintained; arches of former loggia partly ruinous.

B. Description of Exterior:

1. Number of stories: One.
2. Number of bays: Three-bay front.
3. Over-all dimensions: 57'-2" (front) x 31'-5".
4. Layout, shape: Shallow "U"-shape.
5. Foundations: Coquina blocks. [Note: "Coquina" is local shellstone quarried on nearby Anastasia Island and used for construction in St. Augustine since 1580 (letter to King from Governor Pedro Menendez Marquez, December 27, 1583).]
6. Wall construction: Coquina blocks laid in roughly horizontal courses in lime mortar plastered inside and out. Some brick patching, jack arches, etc., all later.
7. Porches, etc.: None. Terrace and free-standing arches in rear are remains of former covered loggia.
8. Chimneys: None now existing.
9. Openings:
 - a. Doorways and doors: All exterior doors are modern replacements of various types. Simple masonry plastered openings with wooden lintels except main door on Charlotte Street elevation, which has a projecting masonry frame. Openings for garage doors are a recent alteration.
 - b. Windows and shutters: Two-over-two-light, double-hung, wooden sash windows on Charlotte Street; casement windows on rear and in brick addition (all modern replacements). None of the windows have shutters.

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10. Roof:

- a. Shape and covering: Low hipped roof with modern Spanish clay tile covering.
- b. Eaves: Low parapet on Charlotte Street (west) and north; open eaves, exposed rafters on east and west.
- c. Dormers: None.

C. Description of Interior:

1. Floor plan: Garage, storage room, three-room apartment; original plan not apparent.
2. Stairways: None.
3. Flooring: Cement and wooden board flooring (all modern).
4. Trim: Front windows have 4" unmolded wooden trim; other openings have plaster reveals. Simple baseboards.
5. Hardware: All modern replacements.
6. Lighting: Electric.
7. Heating: Electric.

D. Site:

1. Orientation: House faces west on Charlotte Street; located directly on sidewalk of Charlotte Street and on side street (Treasury Street).

Note: Building is a separate structure but is part of the residential property of Mrs. Snow which fronts on Bay Street and Matanzas Bay.

2. Enclosures: Part of residential group on large enclosed lot.
3. Landscaping: None. Informal planting in rear is part of Snow property.

Prepared by Henry C. Edwards
Architect
National Park Service
August 1961